

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Beach Boys Plaza, Inc./  
Beach Boys Plaza

**Case #:** 15-R-03

**Date:** 2/25/03

**Comments:**

No Comments.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Beach Boys Plaza, Inc./  
Beach Boys Plaza

**Case #:** 15-R-03

**Date:** 2/25/03

**Comments:**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Please provide sufficient documentation or a letter from the Florida Department of Transportation or Broward County Planning Council documenting satisfaction of the required trafficway section for this project frontage on Seabreeze Blvd. and on S.R. A-1-A. In the even there is insufficient right of way to satisfy the trafficway minimum requirements please obtain standard forms from Tim Welch and submit legal descriptions and sketches along with right of way documents for review and recording rights of way.
3. Please provide a paving, grading, and drainage plan prepared by a State of Florida Licensed engineer for the additional parking spaces to be provided on this site.
4. A FDOT permit shall be required for the new ingress and sidewalk and curb cut construction from Seabreeze Boulevard indicated on the plan sheet SP-1.

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5. No pavement markings for traffic circulation and control at cross movements (stop signs and bars) are indicated on SP-1. Please provide notes/details and indexes on the required signs and markings necessary for safe site operations.
6. Provide photometric (lighting) design in conformance with Section 47-20.14 of the Code of Ordinances for the additional ingress and parking proposed.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Beach Boys Plaza, Inc./  
Beach Boys Plaza

**Case #:** 15-R-03

**Date:** 2/25/03

**Comments:**

At permit phase show a fire rated wall between the print shop and the medical office as required by 3401.8.2.2.1 and table 704.1 of the FBC.

Flow test required

Show hydrant location

A fire sprinkler system may be required in the addition if the existing building is sprinklered.

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<b>Division:</b>	Info. Systems	<b>Member:</b>	Mark Pallans (GRG) 954-828-5790
<b>Project Name:</b>	Beach Boys Plaza, Inc./ Beach Boys Plaza	<b>Case #:</b>	15-R-03
<b>Date:</b>	2/25/03		

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Beach Boys Plaza, Inc./  
Beach Boys Plaza

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**Date:** 2/25/03

**Comments:**

1. As more than 25% is apparently being added to the existing ground floor square footage of the existing structures on the site, (as well as existing vehicular use areas), all VUA's are required to meet current Landscape Code requirements. This would include 8' wide (landscape area) peninsula tree islands where more than 2 parking spaces in a row terminates in an aisle or driveway. Other requirements would be tree mix and count, as well as buffer requirements adjacent to streets and abutting properties.
2. The nose of peninsula tree islands to be curbed with a 6" concrete curb.
3. Create a definitive street tree scheme for Seabreeze Blvd.
4. Indicate requirements for irrigation (including the requirement for a rain sensor)
5. Provide standard calculation list (available upon request) to verify that all site Landscape Code requirements are met.
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
7. Final signoff plans to contain the name of the Landscape Architect who prepared the plan.

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**Division:** Planning

**Member:** Lois Udvardy  
954-828-5862

**Project Name:** Beach Boys Plaza, Inc./  
Beach Boys Plaza

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**Date:** 2/25/03

**Request:**

Site Plan Level IV – 3,200 S.F. restaurant addition with 550 S.F. of outdoor dining.

**Comments:**

1. Provide a copy of revocable license. Discuss with Engineering representative requiring an updated revocable license addressing stairs, landscaping and outdoor dining area in right-of-way easement. This was mentioned in DRC comments for a previous review of this site (8/18/99, Case 112-R-99). Discuss additional right-of-way dedication for S.R. A-1-A.
2. In ABA District restaurants and outdoor dining require Site Plan Level IV review. Proposal requires Planning and Zoning Board and City Commission review. Separate application is required. In addition, Site Plan Level IV review is required because the outdoor dining is proposed in the required 20-foot setback along A-1-A.
3. Provide a trash management plan.
4. Provide a text narrative indicating project's compliance (point by point) with the City's Beach Design Guidelines prior to submitting for Planning and Zoning Board.
5. Provide a narrative indicating how the proposal meets the Community Compatibility Criteria (Sec. 47-25.3.A.3.e.iv.)
6. Provide a narrative indicating how this proposal meets Adequacy Requirements of Sec. 47-25.2. Pursuant to Sec. 47-25.2. P, provide a letter from Broward County Historical Commission in regard to whether there are any archaeological matters in connection with this site.

# **DRC**

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7. Roof mounted equipment shall be screened from view in accordance with Sec. 47-19.2.Z.
8. Provide a table indicating required and proposed setbacks for the project. This table is to be indicated on the site plan as part of the site data information. Provide setback dimensions on site plan.
9. Discuss need for a loading zone with Engineering and Zoning.
10. Provide a general text narrative describing anticipated operation.
11. Discuss proposal to remove landscaping to locate tourist information trolley in remaining planter area. Site originally had three (3) planter areas – two (2) were already removed to accommodate outdoor dining. Recommend no additional landscaping be removed. Discuss other options for additional landscaping.
12. Discuss tourist information trolley. Provide a narrative on trolley operation, hours, ownership, etc. Must comply with Florida Building Code and requirements for permit for premanufactured buildings (copy given to applicant at meeting.)
13. Provide additional landscaping on south side of site.
14. Provide additional architectural features on south elevation. Also, two of the elevations are labeled south, please correct.
15. Show adjacent buildings on site plan and elevations.
16. Applicant will be provided with a copy of the protection of sea turtles ordinance.
17. Describe the architectural style of the building and any major design elements.
18. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
19. Additional comments may be forthcoming at DRC meeting.



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<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	Beach Boys Plaza, Inc./ Beach Boys Plaza	<b>Case #:</b>	15-R-03
<b>Date:</b>	2/25/03		

**Comments:**

1. Will impact resistant glass be used?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. All entry doors and locking devices will have sufficient security rating.
4. Will this unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
5. Will CCTV be used to cover rest rooms, office area, cash register area, and parking lot?
6. Will there be signage to designate patron usage?

**Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Beach Boys Plaza, Inc./  
Beach Boys Plaza

**Case #:** 15-R-03

**Date:** 2/25/03

**Comments:**

1. The total building area did include the bank teller building or the parking calculations.
2. Provide setback dimensions for the new and existing building the trolley also.
3. Dimension the drive aisles and parking spaces in accordance with the requirements of section 47-20.11.
4. A photometric lighting plan is required prior to final DRC review.
5. Indicate the location of all mechanical equipment on the site and elevation plans in accordance with the requirements of section 47-19.2.S and 47-19.2.Z.
6. Provide a narrative outlining the operation of the outdoor dining and trash collection.
7. Additional comments may be forthcoming at DRC meeting.